

# Energy performance certificate (EPC)

8, Brynview Avenue Ystrad Mynach HENGOD CF82 7DB	Energy rating <b>D</b>	Valid until: 10 December 2024  Certificate number: 8564-7422-1499-0480-6996
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Property type  
Mid-terrace house

Total floor area  
67 square metres

Rules on letting this property

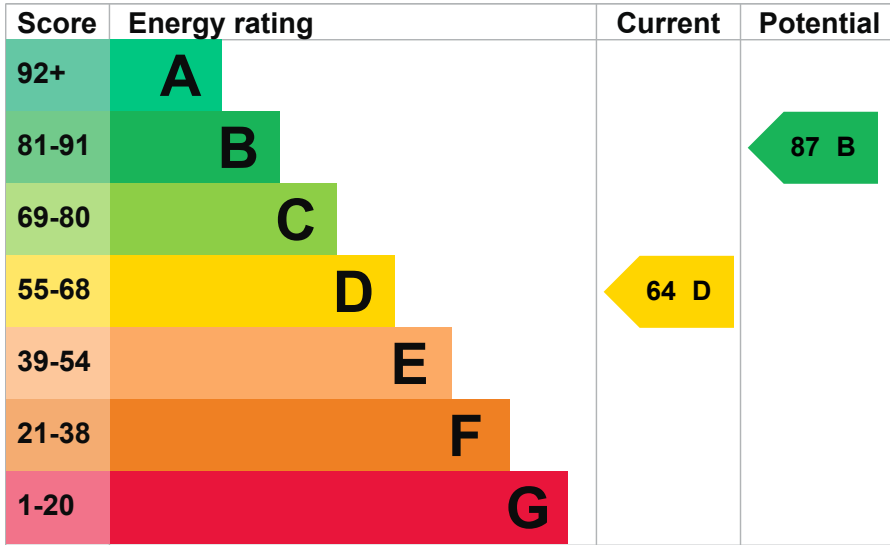
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good

Feature	Description	Rating
	As built, no insulation (assumed)	
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 13% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 282 kilowatt hours per square metre (kWh/m2).

[▶ About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

### How this affects your energy bills

An average household would need to spend **£772 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £231 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 8,309 kWh per year for heating
- 1,963 kWh per year for hot water

### Impact on the environment

This property’s current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

## Carbon emissions

### An average household produces

6 tonnes of CO2

### This property produces

3.3 tonnes of CO2

### This property’s potential production

1.2 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

**Changes you could make**[▶ Do I need to follow these steps in order?](#)**Step 1: Cavity wall insulation**

Typical installation cost

£500 - £1,500

Typical yearly saving

£48

Potential rating after completing step 1

**66 D****Step 2: Floor insulation (solid floor)**

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

Potential rating after completing steps 1 and 2

**68 D****Step 3: Low energy lighting**

Typical installation cost

£35

Typical yearly saving

£32

Potential rating after completing steps 1 to 3

**69 C****Step 4: Heating controls (room thermostat)**

Typical installation cost

£350 - £450

Typical yearly saving

£29

Potential rating after completing steps 1 to 4

**70 C****Step 5: Replace boiler with new condensing boiler**

Typical installation cost

**Typical yearly saving**

£48

**Potential rating after completing steps 1 to 5****73 C****Step 6: Flue gas heat recovery device in conjunction with boiler****Typical installation cost**

£400 - £900

**Typical yearly saving**

£22

**Potential rating after completing steps 1 to 6****74 C****Step 7: Solar water heating****Typical installation cost**

£4,000 - £6,000

**Typical yearly saving**

£24

**Potential rating after completing steps 1 to 7****75 C****Step 8: Solar photovoltaic panels, 2.5 kWp****Typical installation cost**

£5,000 - £8,000

**Typical yearly saving**

£265

**Potential rating after completing steps 1 to 8****87 B****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

**More ways to save energy**

[Find ways to save energy in your home.](#)

**Who to contact about this certificate****Contacting the assessor**

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

**Assessor's name**

Thomas Clarke

**Telephone**

01639825065

**Email**[thomasclarke2008@hotmail.co.uk](mailto:thomasclarke2008@hotmail.co.uk)**Contacting the accreditation scheme**

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

**Accreditation scheme**

Stroma Certification Ltd

**Assessor's ID**

STRO020675

**Telephone**

0330 124 9660

**Email**[certification@stroma.com](mailto:certification@stroma.com)**About this assessment****Assessor's declaration**

Employed by the professional dealing with the property transaction

**Date of assessment**

10 December 2014

**Date of certificate**

11 December 2014

**Type of assessment**[▶ RdSAP](#)**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**[9610-2848-7499-9494-6681 \(/energy-certificate/9610-2848-7499-9494-6681\)](#)**Valid until**

17 November 2024

**Certificate number**[7608-6046-7291-1347-4900 \(/energy-certificate/7608-6046-7291-1347-4900\)](#)**Valid until**

15 October 2023

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

## OGL

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